



# PLACER COUNTY PLANNING DEPARTMENT

Reserved for Date

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## AUBURN OFFICE

3091 County Center Drive

Auburn, CA 95603

530-745-3000/FAX 530-745-3080

Website: [www.placer.ca.gov/planning](http://www.placer.ca.gov/planning)

## TAHOE OFFICE

565 W. Lake Blvd./P. O. Box 1909

Tahoe City CA 96145

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## CONDITIONAL USE PERMIT/MINOR USE PERMIT

Filing fee: \$ \_\_\_\_\_ Type: \_\_\_\_\_

Receipt # \_\_\_\_\_

File # \_\_\_\_\_

Hearing Date \_\_\_\_\_

### -----TO BE COMPLETED BY THE APPLICANT-----

1. Project Name \_\_\_\_\_

2. Applicant \_\_\_\_\_

3. Project Description \_\_\_\_\_

**PLEASE SUBMIT A WELL-DETAILED SITE PLAN (see instructions for requirements)**

4. Assessor's Parcel Number(s) \_\_\_\_\_

5. Applicable County Code section requiring C.U.P. \_\_\_\_\_

**SIGNATURE OF APPLICANT:** \_\_\_\_\_

**INDEMNIFICATION AGREEMENT:** *I, the Applicant, will defend, indemnify, and hold harmless the County from any defense costs, including attorneys' fees or other loss connected with any legal challenge brought as a result of an approval concerning this Entitlement. I also agree to execute a formal agreement to this effect on a form provided by the County and available for my inspection.*

**SIGNATURE OF APPLICANT:** \_\_\_\_\_

PERMITS GRANTED FOR AN INDEFINITE PERIOD AUTOMATICALLY EXPIRE 24 MONTHS AFTER DATE OF ISSUANCE IF NOT EXERCISED BY THAT TIME, AS PROVIDED BY SECTION 17.58.160(B)(1) OF THE PLACER COUNTY ZONING ORDINANCE.

### -----OFFICE USE ONLY-----

DECISION OF HEARING BODY: On \_\_\_\_\_, the Planning Commission/Zoning Administrator approved/denied this application subject to the attached list of \_\_\_\_\_ findings/conditions.

### -----FOR USE AFTER PUBLIC HEARING-----

I have read the above/attached conditions and will comply:

**SIGNATURE OF APPLICANT:** \_\_\_\_\_

**PLEASE RETURN ONE SIGNED COPY**

## FILING INSTRUCTIONS - USE PERMITS

Use Permits (Minor or Conditional) shall only be approved subject to the findings as noted in Section 17.58.140(A) of the Zoning Ordinance. In conditionally approving a Minor or Conditional Use Permit, the granting authority shall adopt conditions of approval as necessary to accomplish the objectives as set forth in Section 17.58.140(B) of the Zoning Ordinance.

Complete an Initial Project Application, an Exemption Verification form and the Use Permit application (including Indemnification Agreement signature). Submit the applications and filing fee, along with the applicable number of maps (see "NOTE" below for information). Maps are to be drawn to an acceptable scale, no larger than 8½" x 11" (or **folded** to that size). **Site plans** shall contain the following information:

1. Boundary lines and dimensions of parcel(s);
2. Existing and proposed structures and their gross floor area in square feet, parking areas with spaces delineated, distance between structures and the distance from property lines;
3. The approximate area of the parcel, in square feet or acres;
4. Names, locations and widths of all existing traveled ways, including driveways, streets and right-of-ways on or adjacent to the property;
5. Approximate locations and widths of all proposed streets, right-of-ways, driveways and/or parking areas;
6. Approximate location and dimensions of all existing easements, well, leach lines, seepage pits or other underground structures;
7. Approximate location and dimensions of all proposed easements for utilities and drainage;
8. Approximate location of all creeks and drainage channels and a general indication of the slope of the land and all trees of significant size;
9. Accurately plot, label and show existing locations of the base and driplines of all protected trees (native trees 6" dbh or greater or multi-trunk trees 10" dbh or greater) within 50 feet of any development activity (i.e. proposed structures, driveways, cuts/fills, underground utilities, etc.) pursuant to Placer County Code, Chapter 12 (Tree Ordinance). NOTE: A tree survey prepared by an ISA certified arborist may be required. Verify with the Planning Department prior to submittal of this application;
10. Show all existing and proposed grading;
11. North arrow and scale of drawing;
12. **VICINITY MAP** showing the location of the subject property in relation to existing County roads and adjacent properties, sufficient to identify the property in the field to someone unfamiliar with the area. The distance to the closest intersection of County roads should be shown to the nearest 1/10<sup>th</sup> of a mile;
13. Assessors parcel number(s);
14. Name(s) of the project property owner(s) and applicant.
15. If applying for a Second Residential Unit, submit five (5) sets of the floor plan depicting the outside dimensions of the second unit, colors and materials of the exterior, and five (5) sets of elevations of the primary and secondary residences. Color photos of the primary residence will be acceptable.

**Where the proposed project includes the construction of a building(s), preliminary elevations should be provided in order to assist the staff and hearing body in reviewing the proposed project. (5 copies for Zoning Administrator items, and 15 for Planning Commission items.)**

**NOTE:** Items to be heard by the Zoning Administrator require 15 copies of the site plan no larger than 8½ x 11 or **FOLDED** to that size. Items to be heard by the Planning Commission require a total of 30 copies of the site plan, 15 normal blue print size **FOLDED** to 8½ x 11, and 15 **REDUCED** to 8½ x 11. (See Planning Department for applicable hearing body).

**APPEALS** - An appeal must be filed within 10 calendar days of the decision that is the subject of the appeal. An appeal application shall be submitted, along with the current filing fee, to the Planning Department. The appeal shall include any explanatory materials the appellant may wish to furnish. The Planning Commission or Board of Supervisors will be the hearing body that will consider the appeal (based on the type of Use Permit involved).

Prior to the commencement of any grading and/or construction activities on the property in question, that are based upon the entitlements conferred by Placer County permit approval(s), the applicant should consult with the California Department of Fish & Game (DFG) to determine whether or not a Streambed Alteration Agreement [§1603, CA Fish & Game Code] is required. The applicant should also consult with the U.S. Army Corps of Engineers to determine whether or not a permit is required for these activities pursuant to Section 404 of the Clean Water Act. **The applicant's signature on this application form signifies an acknowledgement that this statement has been read and understood.**